



Invitation to Bid HNS 18-45

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2330 Morton St 2121 Millerton Ave		Targeted Rehabilitation - Camp Greene Neighborhood
Bid Walk: 3/1/18 at 11:00 am (THURSDAY) – 2330 Morton 3/1/18 at 12:00 pm (THURSDAY) – 2121 Millerton		
Bid Opening: 3/8/18 at 2:00 pm (THURSDAY)		
Client Name: Jarris and Melinda Bell - Morton Mr. Marion Brown - Millerton		
Project Manager: Elizabeth Lamy		Contact Number: 704-620-9090

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



TLC for CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2330 Morton St and 2121 Millerton Ave to be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$) _____

Written total

Specs Dated: _____ Number of Pages: _____

Addenda # 1 Dated: _____ Number of Pages: _____

Addenda # 2 Dated: _____ Number of Pages: _____

Project Schedule: *Minimum Start Date - upon issuance of NTP*

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm: _____

Authorized Representative Name: _____

Signature: _____

Date: _____



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 2330 Morton St
Charlotte, NC

Owner: Jarris Bell

Owner Phone: Home: (704) 301-6754

Structure Type:

Program(s): Targeted Rehab Program (C1)

Square Feet: 1238

Year Built: 1943

Property Value: 87900

Tax Parcel: 06704308

Census Tract:

Property Zone:

Abandoned Duct Reconnection

DEN - UPSTAIRS

Re-connect HVAC duct to vent to provide heating and ventilation to room. Price to include any tear-out and repair and repainting necessary to gain access to ductwork located in the wall.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Wheelchair Ramp

EXTERIOR

Exterior

Design and construct a pressure treated wood wheelchair ramp complete with 2" x 4" safety handrails, post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0" run.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

Concrete Flatwork - Front Porch

EXTERIOR

Exterior

Remove existing ceramic tile on top of front porch slab, and prep and level surface by form and pour 4000 psi concrete, 4" thick. Provide #10 welded wire mesh, expansion joints at 10' intervals, and a broom finish surface that directs water away from the building.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prep & Paint Exterior Surfaces and Repair - Soffit and Fascia

EXTERIOR

Exterior

Repair where needed, prep and paint all exterior painted soffit and fascia ONLY, including front porch ceiling. Properly dispose all loose materials. ****Secure or replace all loose, broken, missing, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Foundation Vent Screen

EXTERIOR

Exterior

Replace foundation vent housing with heavy duty galvanized steel screening. ***Contractor to field verify number of vents. All vents are to be replaced, AND wells where necessary are to be installed to divert water from crawl space.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Coal Chute Waterproofing

EXTERIOR

Exterior

Either use existing steel shield if intact, or install a new steel shield and appropriate grout or caulking to seal off coal chute door to prevent water intrusion into the crawlspace area.

***Other methods for waterproofing coal chute door are acceptable and must be approved by PM before execution.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Repoint Masonry Bricks - Cellar Access

EXTERIOR

Exterior

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing.

***Work here should include repointing, AS WELL AS any other repairs necessary to prevent water intrusion through cellar access stairwell. Consult with PM for approval.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Vinyl Porch Railing Install - Front Porch

EXTERIOR

Exterior

Replace existing porch railing with 36" railing made of white poly-composite and/or vinyl.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Brick Masonry Column Bases - Front Porch

EXTERIOR

Exterior

Remove and replace/modify existing front porch columns and construct a treated lumber or composite porch support post with a brick masonry base with concrete footings at a height to install new white vinyl porch railings. Price is for (3) columns.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Mailbox

GENERAL REQUIREMENTS

Remove and Replace



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Wood Floor Spot Repair

GENERAL REQUIREMENTS

Replace any deteriorated planks in various locations in home as identified by the homeowner. Prep and sand new flooring materials. Fill all nail holes and minor voids. Apply a sealer for soft woods, apply Owner's selection of stain and two coats of oil based polyurethane varnish to match existing finish. Include all moving of furniture.

Areas where damage was reported to PM are under the kitchen table, and an area in the hall.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

HVAC Scope

GENERAL REQUIREMENTS

See attached custom HVAC scope:

Provide an assessment of existing HVAC system and report to PM the findings, and an estimate of any necessary and/or recommended repairs, OR if HVAC subcontractor advises system replacement.

Existing system involves central air conditioning unit and a gas furnace - split system.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Certification

Contractor Name: _____

Total Cost:

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

23-Jan-18
2330 Morton St

Address

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - white and light brown wood fascias, soffits, crown moldings, trim boards and attic air vent and frames ON THE ORIGINAL HOUSE	Scrape loose paint and re-paint.	1		
2	Side A, Side B and Side D - white, light brown and brown wood window casings, headers, sills, sashes and well and metal lintels ON THE ORIGINAL HOUSE. NOTE: Window 1D3 is covered on the inside by shower wall.	Replace wood sashes and wells with vinyl windows and cover window casings, headers, sills and lintels with Tyvek and aluminum.	10		
2b	Window 1D3 - white wood window casings, headers, sills, sashes, and well and metal lintels	Remove existing wood sashes and wrap headers, sills, and lintels with Tyvek and aluminum. ***Window replaced here should also include a permanent solution of waterproofing in a manner to be determined by homeowner and approved by PM.	1		
3	Side A, Side B and Side D - white, light brown and brown wood window metal lintels ON THE ORIGINAL HOUSE (second floor)	Cover with Tyvek and aluminum.	3		
4	Basement Door D1 (inside stairwell) - light brown wood door casings, header, jambs and stops	Replace door jambs and stops and cover door casings and header with Tyvek and aluminum. ***Door itself is also to be replaced.	1		
5	Door D1 (to Room 1) - white wood door casings and header, red/brown wood threshold and white metal lintel	Replace door jambs, stops and threshold and cover door casings, header and lintel with Tyvek and aluminum. ***Existing door with decorative window is to be re-installed if possible. Price here should be allowance for replacement of pre-hung metal entrance door.	1		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES: Complete all interior work in a unit in a single day.

- 1 Allow for replacement of 50 board feet of rotted wood.
- 2 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- 3 In lieu of complete removal, window frames may be enclosed with vinyl on.
- 4 Exterior in accordance with all project manual requirements
- 5 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 6 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

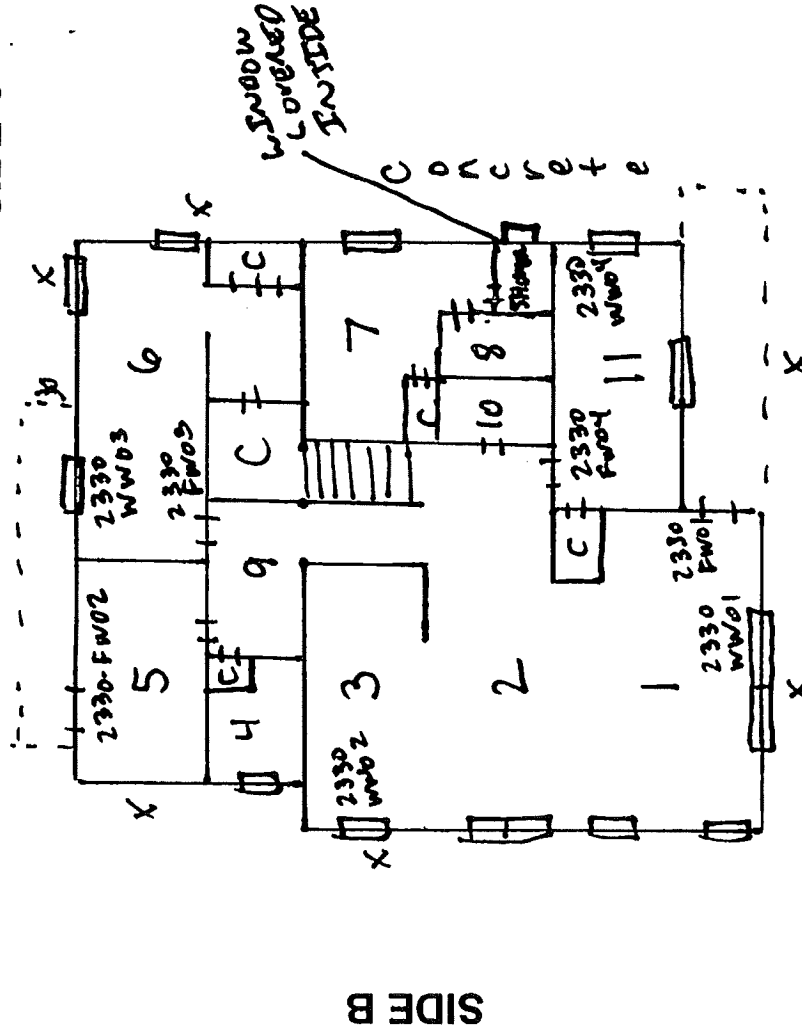
Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

SIDE C



SIDE B

Main Level

Legend

= Window

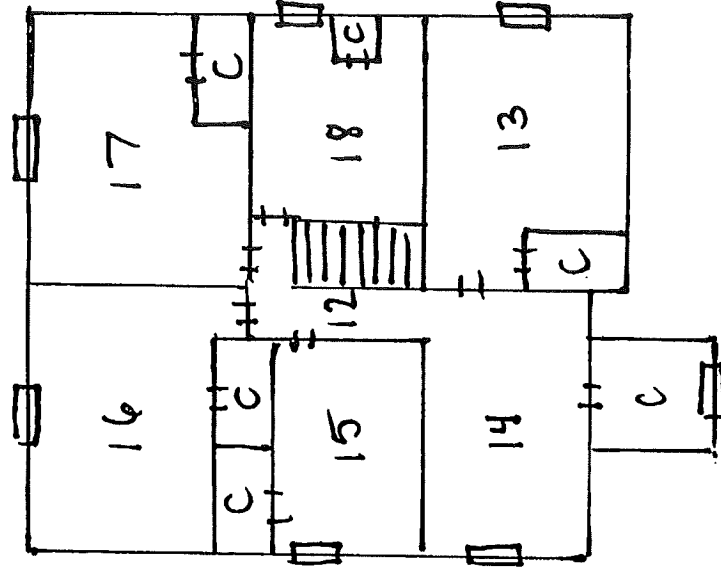
= Door

X = Soil Sample Location

SIDE A

NOT TO SCALE

SIDE D



2nd Floor

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 2121 Millerton Ave
Charlotte, NC 28208

Owner: Marion Brown

Owner Phone: Cell: (704) 737-7236

Structure Type: Single Unit

Program(s): Targeted Rehab Program (C1)

Square Feet: 1068

Year Built: 1943

Property Value: 79900

Tax Parcel: 06704506

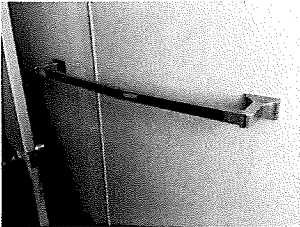
Census Tract:

Property Zone: Council District 3

Drywall Entire Room

BATHROOM - MAIN

Remove all gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Wet sand ready for paint.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

17" Height Commode Replace

BATHROOM - MAIN

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Ceiling

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

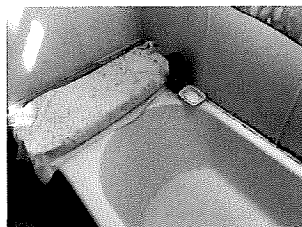


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Ceramic Wall Tile

BATHROOM - MAIN

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

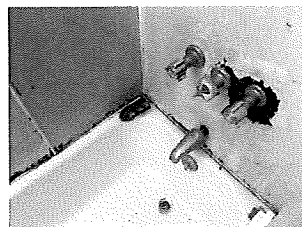


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Fiberglass Walk-In Shower - Pan ONLY

BATHROOM - MAIN

Install Mustee or equivalent fiberglass shower pan unit equivalent to existing tub size, complete with single lever shower diverter, shower rod and water saving shower head. Caulk all seams and penetrations. Price is for pan only. Surround is to be ceramic tile.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Tempered Window Sash Conversion

BATHROOM - MAIN

Replace sashes of window in shower to ensure glass is tempered to Code. Replace necessary window components. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E window sashes including half screens. Repair all areas disturbed by removal and installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Grab Bars

BATHROOM - MAIN

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Light Fixture Replace

BATHROOM - MAIN

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Accessory Set - 3 Piece Chrome

BATHROOM - MAIN

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Exterior Steps and Handrails Replace

EXTERIOR

Exterior

Replace existing wood steps and stringers to Code. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" x 12" stringers. Wooden handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Vinyl Window

EXTERIOR

Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill.

***Window replacement is for (1) window in the laundry room ONLY.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Exterior

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Foundation Vent Screen

EXTERIOR

Exterior

Replace foundation vent housing with heavy duty galvanized steel screening.

***Contractor to field verify number of vents. All vents are to be replaced.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

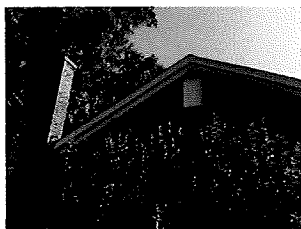
Gable Vent Replace

EXTERIOR

Exterior

Remove existing gable vent and replace with new vinyl vent; apply J channel and new siding around vents to provide a watertight seal. Vents are to be louvered.

***Price is for (2) vents.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

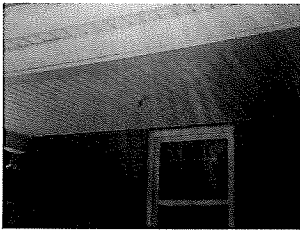
Work Specification

Light Fixture Exterior - Front Porch

EXTERIOR

Exterior

Replace or install a UL approved, LED light fixture.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Aluminum Storm Door - Front Entry

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Install Porch Railings

EXTERIOR

Exterior

Remove existing wrought iron railings on front porch and steps and install code-approved, white poly-composite and/or vinyl railings.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wooden Porch Frame Columns

EXTERIOR

Exterior

Remove and replace existing wrought iron columns on front and rear porches and replace with appropriately sized and proportioned white vinyl wrapped columns. Please select a square or rectangle based column and not round.



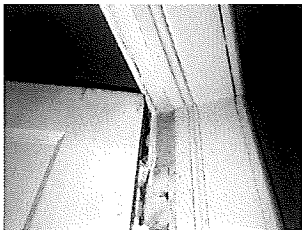
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Exterminate Insects

GENERAL REQUIREMENTS

Exterminate for insects. Include a one year warranty. All extermination shall be performed by a licensed contractor.

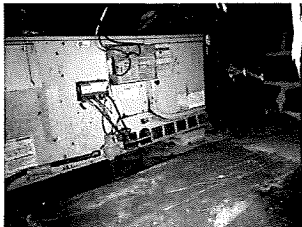


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Gas Furnace Replacement

GENERAL REQUIREMENTS

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut- off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Air Conditioner Replace

GENERAL REQUIREMENTS

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Re-insulate bare areas of refrigerant piping. Properly dispose of existing unit.

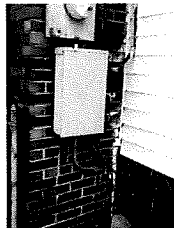


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Electric Service 200 AMP

GENERAL REQUIREMENTS

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



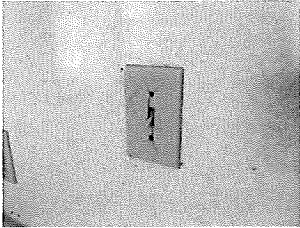
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes any new wire required to install GFCI's in kitchen, bathrooms, laundry and exterior. This also includes any wall or ceiling damage repairs.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Portable Toilet

GENERAL REQUIREMENTS

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Permits Required

GENERAL REQUIREMENTS

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Dumpster

GENERAL REQUIREMENTS

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

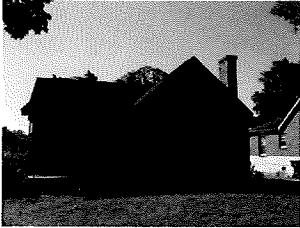
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

House Number

GENERAL REQUIREMENTS

Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Price is for (3) detectors.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

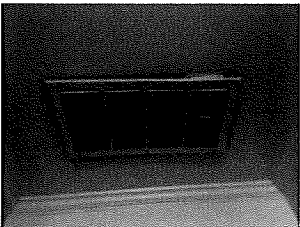
Install a hard wired combination carbon monoxide and smoke detector with battery back up.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Cold Air Return Grill

HALL

Replace grill with new capable of containing it's own filter if applicable.

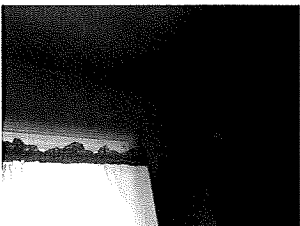


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wall and Ceiling Finish Repair

KITCHEN

Repair wall and ceiling finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. Paint repaired area to match.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Electric Oven

KITCHEN

Dispose of wall oven. Install a white, 30" electric, self cleaning, single wall oven with bake and pass broil elements in same cabinet. trim/ repair/ paint any opening from oven size differential.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Water Heater 40 Gallon Electric - Code Compliance

KITCHEN

Remove existing water heater and install a catch pan drained to the exterior. Install an expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. Re-install existing water heater.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Drywall Entire Room

KITCHEN - CLOSET

Remove all gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Wet sand ready for paint.



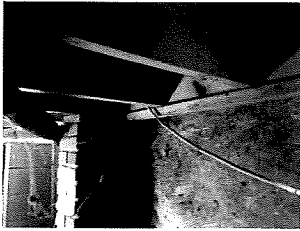
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Foundation Wall Installation

LAUNDRY / UTILITY

Replace dry-stacked piers and existing wooden "curtain" wall with a new, permanent CMU block foundation wall with continuous concrete footing to Code.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Resilient Flooring

LAUNDRY / UTILITY

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Room Semi Gloss

LAUNDRY / UTILITY

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

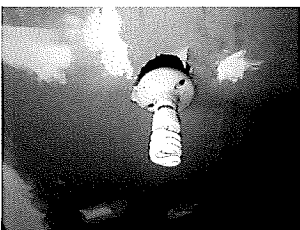


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Ceiling

LAUNDRY / UTILITY

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



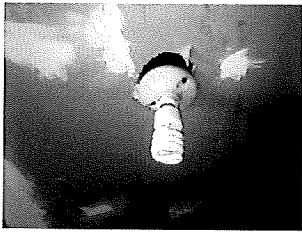
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Light Fixture Replace

LAUNDRY / UTILITY

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prep & Paint Room Flat

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

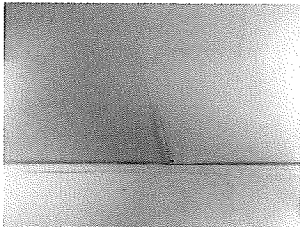


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prep & Paint Ceiling

LIVING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK

& INSTRUCTIONS TO BIDDERS

23-Jan-18

Address

2121 Millerton Ave

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Side A through Side D - white metal lintels above the windows, doors and attic air vents	Cover with Tyvek and aluminum.	15		
2	Side B - white wood crawlspace door frame	Replace. Also replace crawlspace door.	1		

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES: Complete all interior work in a unit in a single day.

- 1 Allow for replacement of 50 board feet of rotted wood.
- 2 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- 3 In lieu of complete removal, window frames may be enclosed with vinyl on.
- 4 Exterior in accordance with all project manual requirements
- 5 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 6 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

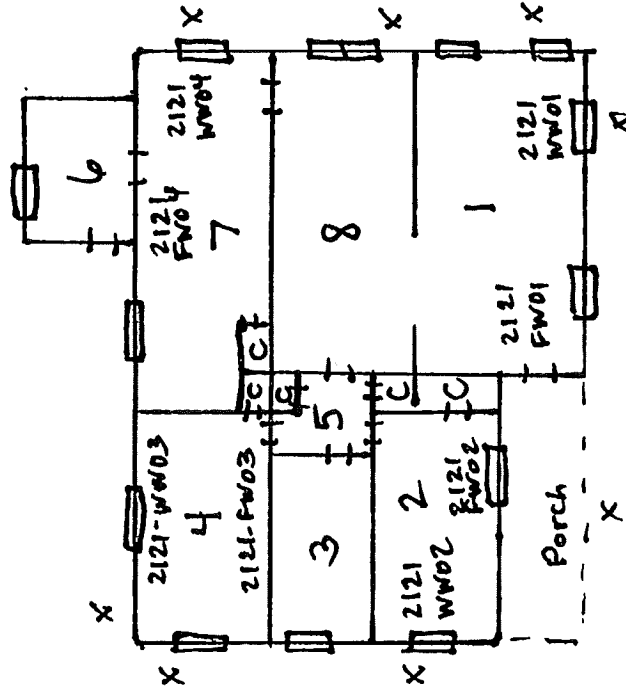
Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Phone:

SIDE C



SIDE B

SIDE D

Legend

☐ = Window

— = Door

X = Soil Sample Location

SIDE A

NOT TO SCALE